

BOARD OF DESIGN REVIEW MINUTES

April 26, 2001

CALL TO ORDER: Chairman Walter Lemon III called the meeting to order at 6:31 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman Walter Lemon III; Board Members Monty Edberg, Ronald Nardoza and Ashetra Prentice. Board Members Hal Beighley, Anissa Crane and Stewart Straus were excused.

Associate Planner Tyler Ryerson, Associate Planner Scott Whyte and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Lemon read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

OLD BUSINESS:

Mr. Edberg observed that although he had been employed by the civil engineer who is working on the Murray Hills Christian Church Addition and also lives in the neighborhood of the proposal, neither one of these factors would prevent him from making a fair and impartial decision on this issue.

Chairman Lemon pointed out that his current employer does a substantial amount of work for the architectural firm who designed the Murray Hills Christian Church Addition, adding that because his position does not require direct contact with this architectural firm, he does not feel that this would prevent him from making a fair and impartial decision on this issue.

CONTINUANCES:

A. BDR 99-00231 -- HOME DEPOT TYPE 3 DESIGN REVIEW

The following land use application has been submitted for Design Review Approval of an approximately 105,500 square foot commercial building, a 14,700 square foot garden center, and 194 space parking structure on approximately 7.82 acres of land located at 5150 SW Western Avenue. The proposal includes a new building, parking structure, sidewalks, and associated landscaping. The

development proposal is located on Assessor's Map 1S1-14CB on Tax Lot's 1000 and 1100 and is zoned Campus Industrial (CI) with a Development Control Area (DCA) overlay district.

At the request of Associate Planner Tyler Ryerson, Mr. Edberg **MOVED** and Mr. Nardoza **SECONDED** a motion that BDR 99-00231 – Home Depot Type 3 Design Review was continued to a date certain of July 26, 2001.

Motion **CARRIED**, unanimously.

NEW BUSINESS:

PUBLIC HEARINGS:

A. BDR 2000-0212 -- FANNO CREEK MULTI-USE PATH

(Request for indefinite continuance)

A proposal to extend the Fanno Creek bikeway system from Denney Road north to Allen Boulevard. The Board of Design Review will review the overall design of this request including path layout, bridge design, landscaping, viewing areas, and interpretive signing locations. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at between SW Allen Boulevard and SW 105th Avenue; Washington County Assessor's Map 1S1-22AA on Tax Lots 100, 200, 300, 400, 500 and on Map 1S1-22AD on Tax Lot 1900. The affected parcels are zoned Community Service (CS) and are approximately a total of 23 acres in size.

At the request of Associate Planner Tyler Ryerson, Mr. Edberg **MOVED** and Mr. Nardoza **SECONDED** a motion that BDR 2000-0212 – Fanno Creek Multi-Use Path was continued indefinitely.

Motion **CARRIED**, unanimously.

B. TPP 2000-0003: FANNO CREEK MULTI-USE PATH TREE PRESERVATION PLAN

(Request for indefinite continuance)

The applicant requests Tree Preservation Plan approval to remove trees within an area identified as a "significant grove" on Beaverton's Inventory of Significant Trees. The Tree Preservation Plan is proposed with this project to evaluate removal and impact to existing trees as a result of the path construction and bridge construction over Fanno Creek and the adjacent floodplain. In taking action on the proposed development, the Board shall base its decision on the approval criteria identified in Section 40.75. The development proposal is located at between SW Allen Boulevard and SW 105th Avenue; Washington County Assessor's Map 1S1-22AA on Tax Lots 100, 200, 300, 400, 500 and on Map 1S1-

22AD on Tax Lot 1900. The affected parcels are zoned Community Service (CS) and are approximately a total of 23 acres in size.

At the request of Associate Planner Tyler Ryerson, Mr. Edberg **MOVED** and Mr. Nardoza **SECONDED** a motion that TPP 2000-0003 – Fanno Creek Multi-Use Path Tree Preservation Plan was continued indefinitely.

Motion **CARRIED**, unanimously.

OLD BUSINESS:

CONTINUANCES:

Chairman Lemon opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

B. BDR 2000-0185 -- MURRAY HILLS CHRISTIAN CHURCH ADDITION TYPE 3 DESIGN REVIEW

(Public Hearing originally scheduled for March 8, 2001, postponed by notice until April 26, 2001)

The following land use applications have been submitted for Design Review approval of the building design, landscaping and other site development conditions for the proposed expansion of Murray Hills Christian Church, an existing church facility, located at 15050 SW Weir Road. Site grading is proposed to the southern portion of the site to accommodate the proposed building addition and to modify the existing on-site storm water quality facility, and the proposed church addition is intended to match the existing building architecture. No expansion to the existing parking lot area is proposed, and landscaping is proposed on the southern portion of the site. Murray Hills Christian Church is generally located west of SW 148th Avenue and south of SW Weir Road. The site can be specifically identified as Tax Lot 400 on Washington County Assessor's Map 1S1-32AA. The subject property is zoned Urban Standard Density (R-5) and is approximately 3.89 acres in size. Within the R-5 zone, churches and related facilities are permitted as a conditional use.

Associate Planner Scott Whyte mentioned that this Public Hearing had been postponed from the original scheduled hearing date of March 8, 2001, and provided a brief video presentation of the site. He presented the Staff Report, dated April 19, 2001, and described the request for Design Review approval for the expansion of Murray Hills Christian Church. Concluding, he noted the staff recommendation for approval with the conditions as proposed in the Staff Report.

APPLICANT:

JIM MOORE, of *Yost Grube Hall Architecture*, on behalf of the applicant, introduced Building Committee Chairman Evelyn Siler and Greg Harper of *OTAK*. He described the proposal, noting that the applicant is attempting to expand their space to meet their current needs. He noted that the existing layout of gable trusses would be extended to the south. He discussed site issues, wetland issues and buffers, and noted that the applicant had developed an extensive landscape planting plan, approved by Unified Sewerage Agency (USA), designed for visual screening.

The Design Review Board asked the applicant to further explain the existing and proposed storm drainage plan.

GREG HARPER, of *OTAK*, explained that the size of the retention pond would be increased in order to accommodate any increased use.

EVELYN SILER, Chairman of the Building Committee, discussed the current needs of the church and the necessity of expanding to meet these needs.

The Design Review Board asked questions as to alternative designs, grading and plant growth rate.

PUBLIC TESTIMONY:

DAVID GOLDER identified himself as an immediate neighbor of the church, to the south. He stated his objection to the proposed height of the addition as seen from his property. He also expressed uncertainty as to the effectiveness of the landscape plan for visual screening, and the drainage plan, noting that portions of his property have flooded when the church detention pond has exceeded its capacity.

RON SATTLER objected to the proposed height of the building addition and to the method used by staff to calculate building height. He also objected to the proposed landscape plan, noting that it would take decades of growth to shelter the structure.

MATT BLOOM objected to the height of the proposed building addition, noting that the design would break the visual continuity of the neighborhood. He also stated his concern as to how drainage from the roof of the structure would be treated.

APPLICANT REBUTTAL:

Mr. Moore addressed the issues raised by the neighbors. He noted that there were three-story single-family homes in the immediate area, where the site is sloped.

Mr. Harper addressed the drainage concerns, noting that improvements would occur to the drainage area.

Ms. Siler noted that some landscape changes could be made to screen the view of the church addition.

GLEN FRITTS, of *RB Landscaping*, on behalf of the applicant, discussed options for addressing concerns with landscaping.

After receiving testimony, the Board deliberated and raised concerns with respect to the building design and its relationship to the slope of the property. They also expressed concerns with the general mass of the building, especially as seen from neighboring properties to the south. They questioned the sufficiency of the proposed landscape plan for visual screening purposes.

8:24 p.m. to 8:34 p.m. – break.

The Board offered the applicant the option to request a continuance of the Public Hearing, allowing time to address the matters as discussed by the Board.

On behalf of the applicant, Mr. Moore requested a continuance of the Public Hearing.

Mr. Edberg **MOVED** and Mr. Nardoza **SECONDED** a motion to continue BDR 2000-0185 – Murray Hills Christian Church Addition Type 3 Design Review, to a date certain of May 24, 2001.

Motion **CARRIED**, unanimously, with the exception of Mr. Edberg, who voted nay on this issue.

8:47 p.m. to 8:53 p.m. – break.

NEW BUSINESS:

A. BDR 2001-0005 -- SPRINT CELL TOWER AT JENKINS & MURRAY TYPE 3 DESIGN REVIEW

The following land use applications has been submitted for the placement of a telecommunication facility consisting of six panel antennas placed atop a 76-foot monopole with lightning rod extension for an overall height of 80 feet, including associated landscaping and parking. In addition, the applicant proposes to place seven equipment cabinets at grade below the monopole. The proposed monopole and related equipment would be enclosed by a six-foot chain-link fence. The site proposed for placement of the facility is generally located at the southeast corner of SW Jenkins Road and SW Murray Boulevard. The site can be specifically identified as Tax Lot 1700 on Washington County Tax Map 1S1-09BB and is addressed at 14480 SW Jenkins Road. The site is zoned Campus Industrial (CI)

and is approximately 0.74 acres in size. Within the CI zone, facilities related to utility distribution are permitted with Conditional Use approval.

Mr. Whyte presented the Staff Report, recommended approval and offered to respond to any questions or comments.

APPLICANT:

HOLLY HENDRICKS, on behalf of *SBA, Inc.*, representing *Sprint PCS*, described the proposal and offered to respond to any questions or comments.

PUBLIC TESTIMONY:

No member of the public appeared to testify regarding this application.

On question, Mr. Whyte indicated that he had no further comments at this time.

The public portion of the Public Hearing was closed.

Mr. Edberg **MOVED** and Mr. Nardoza **SECONDED** a motion to approve BDR 2001-0005 – Sprint, Monopole, Antennas and Related Equipment Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 19, 2001, including Conditions of Approval Nos. 1 through 15.

Motion **CARRIED**, unanimously.

B. SUNSET PORSCHE BUILDING ADDITION

The following land use applications have been submitted for the construction of a new Porsche Dealership. The development proposal is located at 4050 SW 139th Way; Washington County Assessor's Map 1S1-16BA, on Tax Lot 600. The site is zoned General Commercial (GC) and is approximately 3.07 acres in size.

1. BDR2000-0201: Type III Design Review

Request for Design Review approval for the construction of an approximately 6,283 square foot building. The proposal includes the addition of associated parking and landscaping

2. VAR2001-0002: Design Variance

Request for Design Variance approval in order to reduce the building setback along the north property line to allow a future 10-foot side yard setback.

3. VAR2001-0003: Design Variance

Request for Design Variance approval in order to reduce the Code required 15 percent of landscape area to 13.8 percent.

Mr. Ryerson presented, showed film of site, presented the Staff Report and described the proposal. Concluding, he recommended approval and offered to respond to any questions or comments.

APPLICANT:

ROB ROSETTA provided a brief history of the site and described the applications for a building addition, setback variance and landscape variance.

STEVE MILEHAM, representing *LRS Architects*, discussed the proposed development.

PUBLIC TESTIMONY:

No member of the public appeared to testify regarding these applications.

On question, Mr. Ryerson indicated that he had no further comments at this time.

The public portion of the Public Hearing was closed.

Mr. Edberg **MOVED** and Ms. Prentice **SECONDED** a motion to approve BDR 2000-0201 – Sunset Porsche Building Addition Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 19, 2001, including Conditions of Approval Nos. 1 through 24, with the following modifications:

21. ~~Prior to issuance of site development permit, the~~ The applicant shall extend the proposed walkway along the southerly elevation of the building five feet to the east; and
22. The applicant shall construct a black vinyl coated chain link fence with black support poles and crossbars along the northern property line, east of the proposed driveway.

Motion **CARRIED**, unanimously.

Mr. Edberg **MOVED** and Mr. Nardoza **SECONDED** a motion to approve VAR 2001-0002 – Sunset Porsche Building Addition Setback Variance, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 19, 2001, including Conditions of Approval Nos. 1 through 6.

Motion **CARRIED**, unanimously.

Mr. Edberg **MOVED** and Mr. Nardozza **SECONDED** a motion to approve VAR 2001-0003 – Sunset Porsche Building Addition Landscape Variance, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated April 19, 2001, including Conditions of Approval Nos. 1 through 6.

Motion **CARRIED**, unanimously.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 9:50 p.m.